

CEDAR GROVE (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **CEDAR GROVE (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: CEDAR GROVE

Name of the Association: CEDAR GROVE (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Bexar County, Texas, as follows;

- (a) U1, Vol. 9554, Page 40 - U2, Vol. 9558, Page 183

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Bexar County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions. Doc 20020374490.
- (b) First Supplement to Declaration of Covenants, Conditions and Restrictions. Doc 20040030444.
- (c) Resolution Adopted by Unanimous Written Consent of Directors. Doc 20070139159.
- (d) Notice of Filing of Dedicatory Instruments for Cedar Grove (San Antonio) Homeowners' Association, Inc. Doc 20050026159.
- (e) Cedar Grove (San Antonio) Community Manual. Doc 20110233459.
- (f) Resolution of the Board of Directors of Cedar Grove (San Antonio) Homeowners' Association, Inc adopting Covenants Compliance Inspection Program. Doc 20180167574.

Name and Mailing Address of the Association

CEDAR GROVE (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.
c/o Professional Community Management
300 East Sonterra Blvd Ste 250
San Antonio, Texas 78258

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Professional Community Management
300 East Sonterra Blvd Ste 250
San Antonio, Texas 78258
210-545-1888
AHInfo@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45

Enhancement Fee: Payable at every closing by every purchaser and seller, and shall be the greater of \$100 or .15% of the sales price of the lot. By way of example, if the lot sells for \$100,000.00, the Community Enhancement Fee that will be paid by the seller and purchaser at closing shall be \$150 by each party.

Resale Certificate: \$375

Resale Certificate Update: \$75

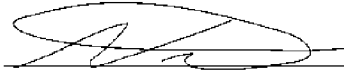
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 1 day of January, 2022

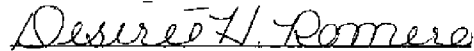
CEDAR GROVE (SAN ANTONIO) HOMEOWNERS' ASSOCIATION,
INC., acting by and through its managing agent, Professional
Community Management



Alex Rix, Professional Community Management President

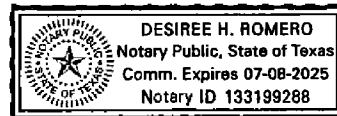
STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 15th day of January, 2022 by Alex Rix, President with Professional Community Management, the managing agent for CEDAR GROVE (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of such corporation.



Notary Name
Notary Public, State of Texas

When recorded return to:
Professional Community Management
300 East Sonterra Blvd Ste 250
San Antonio, Texas 78258



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220099704

Recorded Date: April 20, 2022

Recorded Time: 4:01 PM

Total Pages: 3

Total Fees: \$30.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on:
4/20/2022 4:01 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk